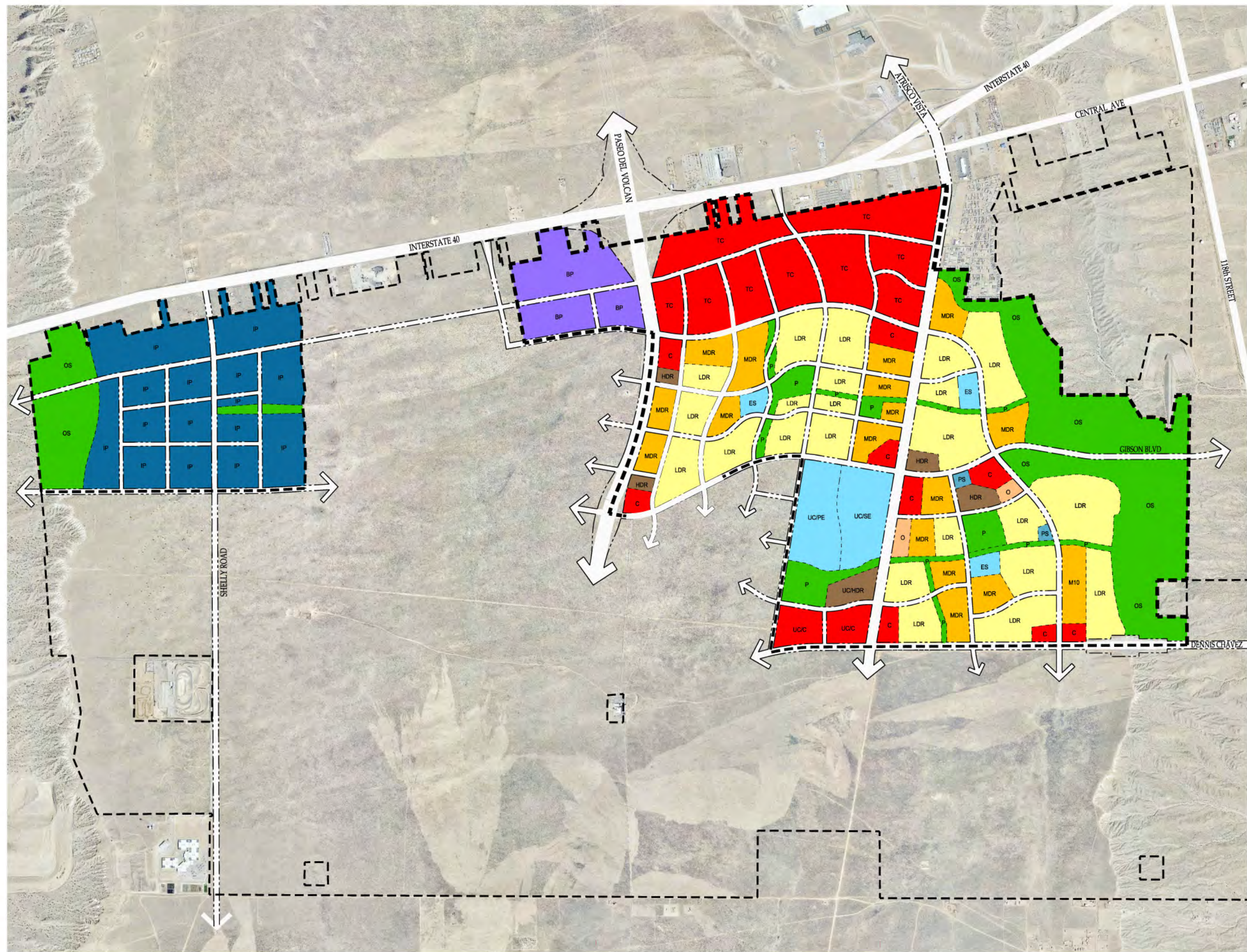




EXHIBIT 1: CONTEXT MAP



LEGEND

Land Use

- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- ES Elementary School
- UC/PE Urban Center/
Primary Education Campus
- UC/SE Urban Center/
Secondary Education Campus
- PS Public Safety Facility
- C Commercial
- TC Town Center
- UC/HDR Urban Center/
High Density Residential
- UC/C Urban Center/
Commercial
- O Office
- BP Business Park
- IP Industrial and Business Park
- P Parks and Internal Open Space
- OS Open Space (Escarpment)
- Level B Boundary



EXHIBIT 2: LAND USE PLAN

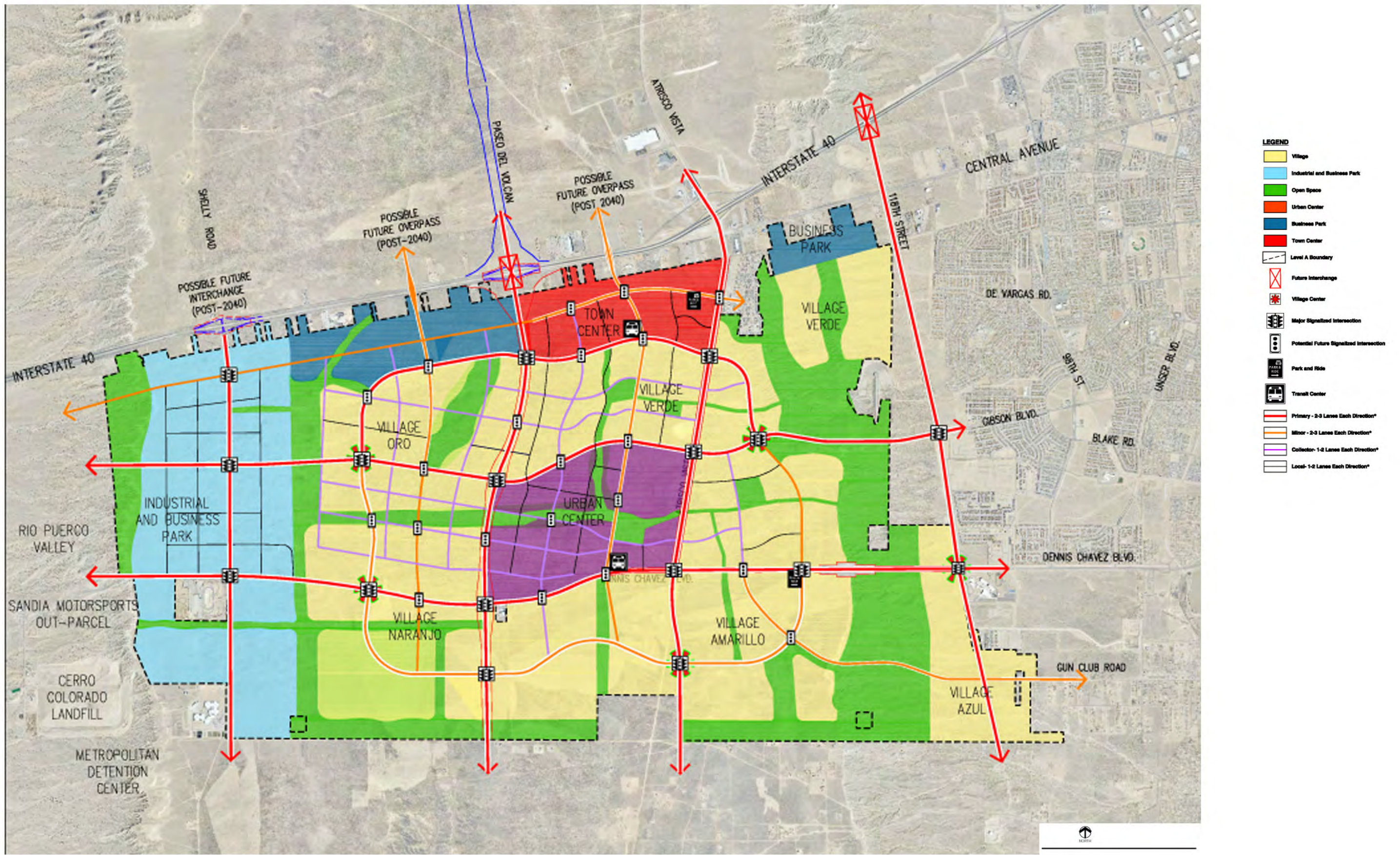
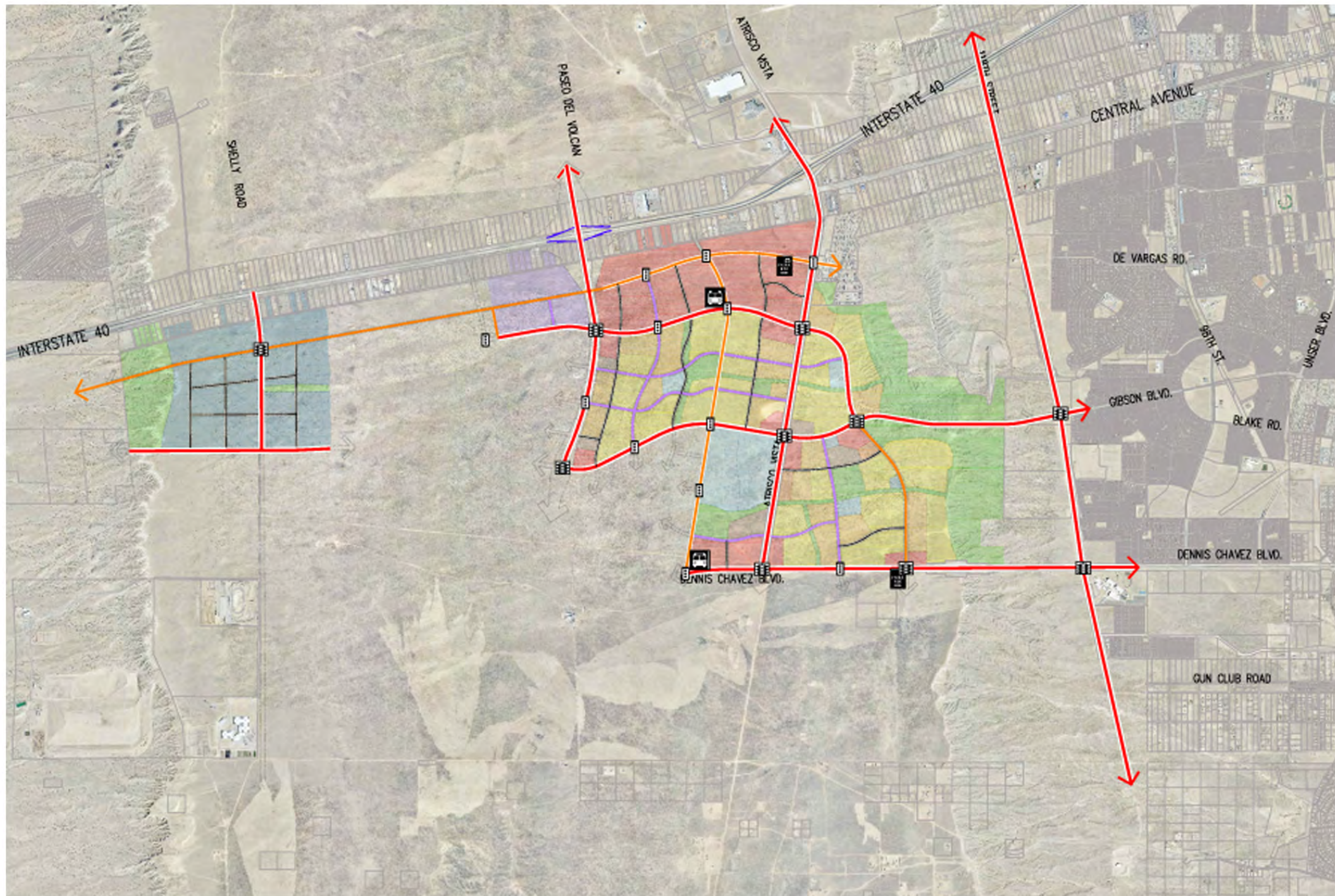


EXHIBIT 3: AUTO TRANSIT CIRCULATION
FULL BUILDOUT NETWORK



LEGEND







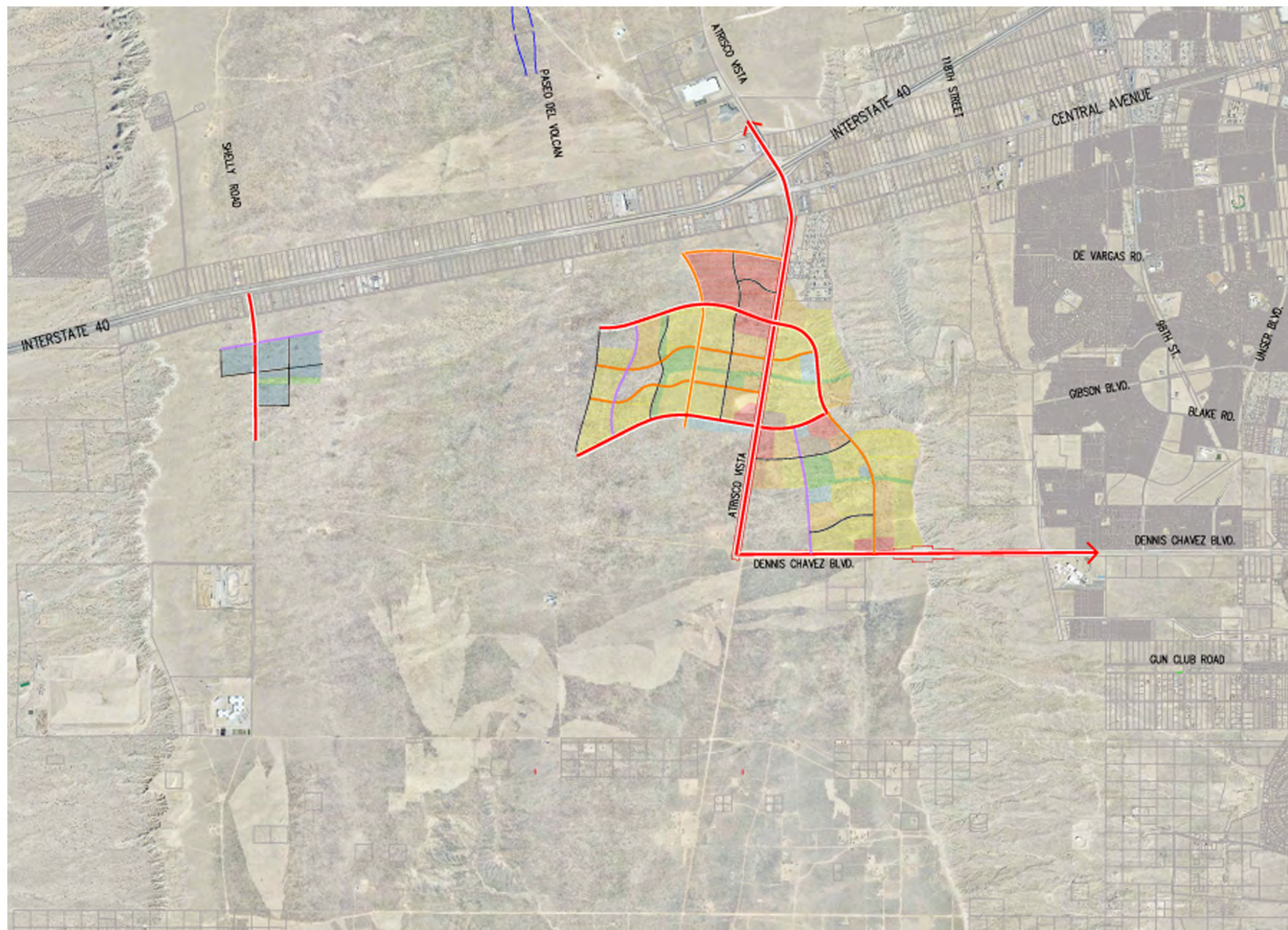
-  Future Interchange
-  Major Signalized Intersection
-  Potential Future Signalized Intersection
-  Park and Ride
-  Transit Center
-  Primary - 2-3 Lanes Each Direction*
-  Minor - 2-3 Lanes Each Direction*
-  Collector- 1-2 Lanes Each Direction*
-  Local- 1-2 Lanes Each Direction*



EXHIBIT 4: AUTO TRANSIT CIRCULATION
LEVEL B NETWORK



LEGEND

- Primary - 2-3 Lanes Each Direction*
- Minor - 2-3 Lanes Each Direction*
- Collector- 1-2 Lanes Each Direction*
- Local- 1-2 Lanes Each Direction*

EXHIBIT 5: ROADWAY PHASING
ROADS REQUIRED BY 2025

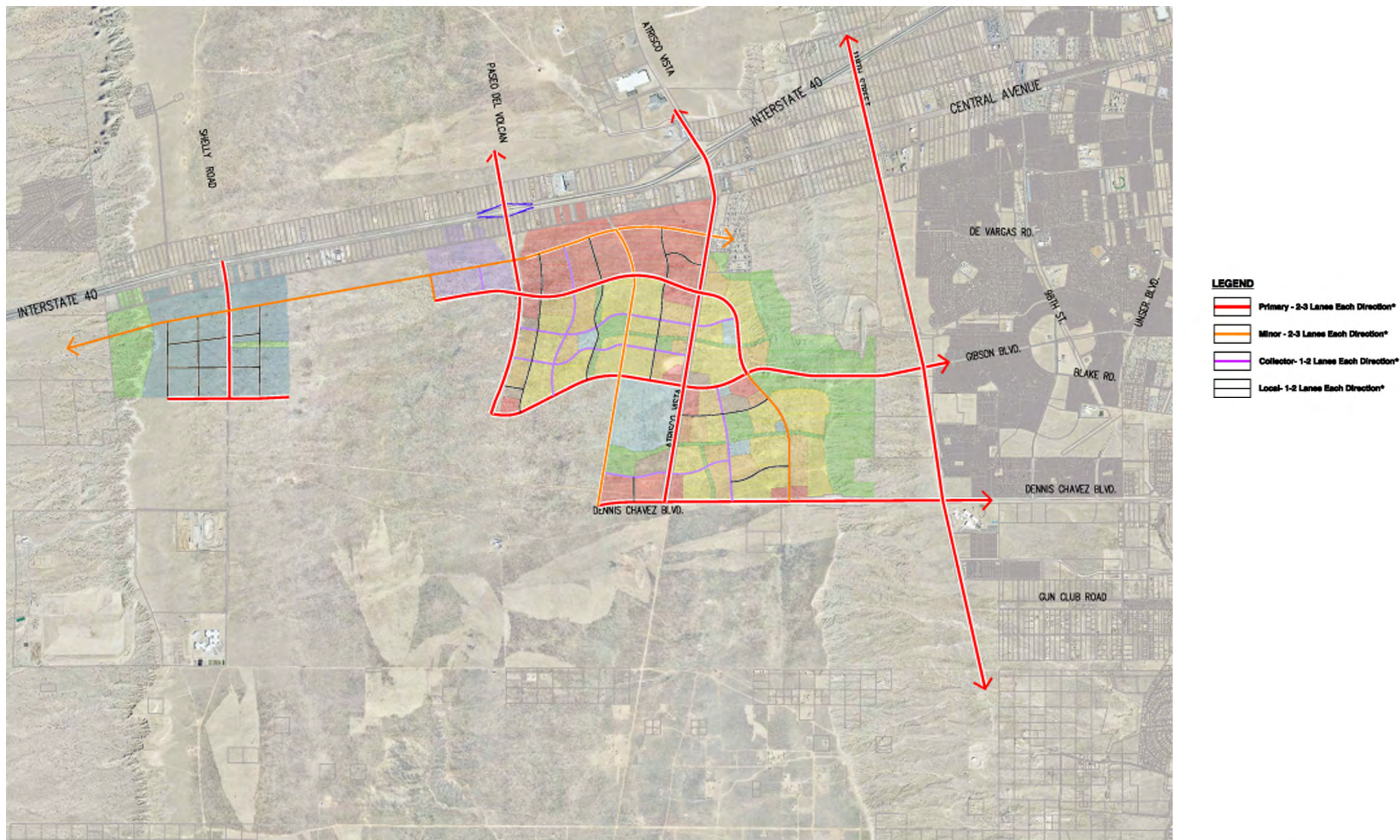


EXHIBIT 6: ROADWAY PHASING
ROADS REQUIRED BY 2040

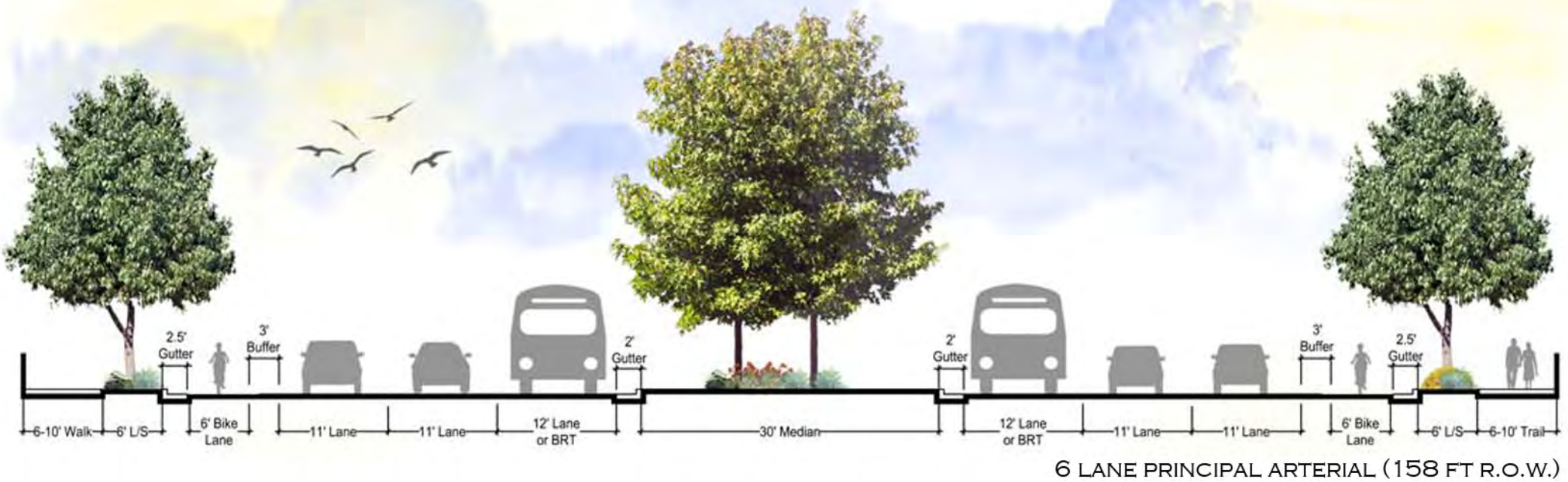
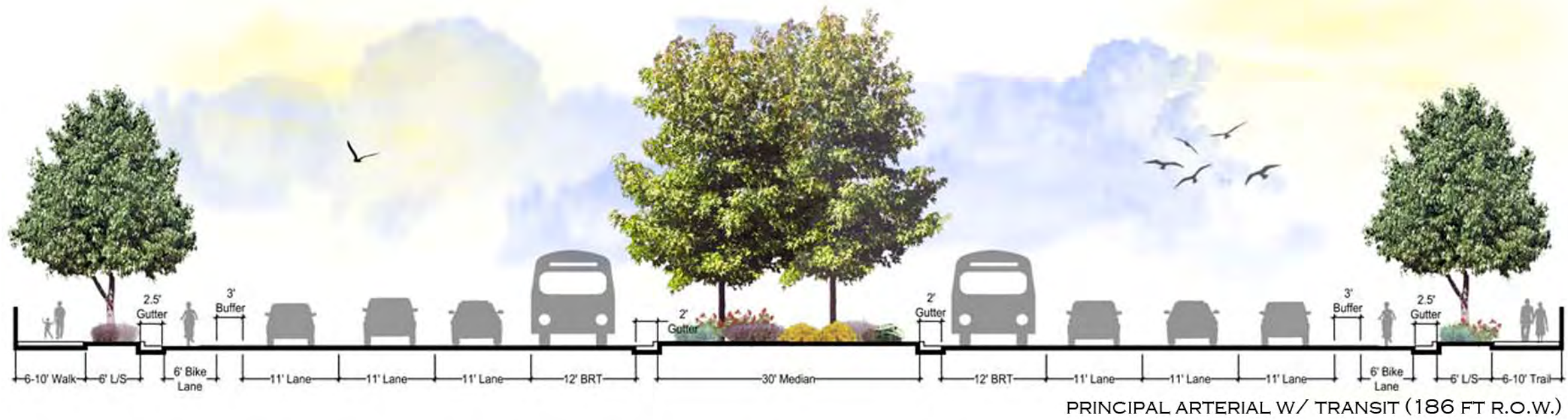


EXHIBIT 7: ROADWAYS - 6 LANE PRINCIPAL ARTERIAL,
PRINCIPAL ARTERIAL

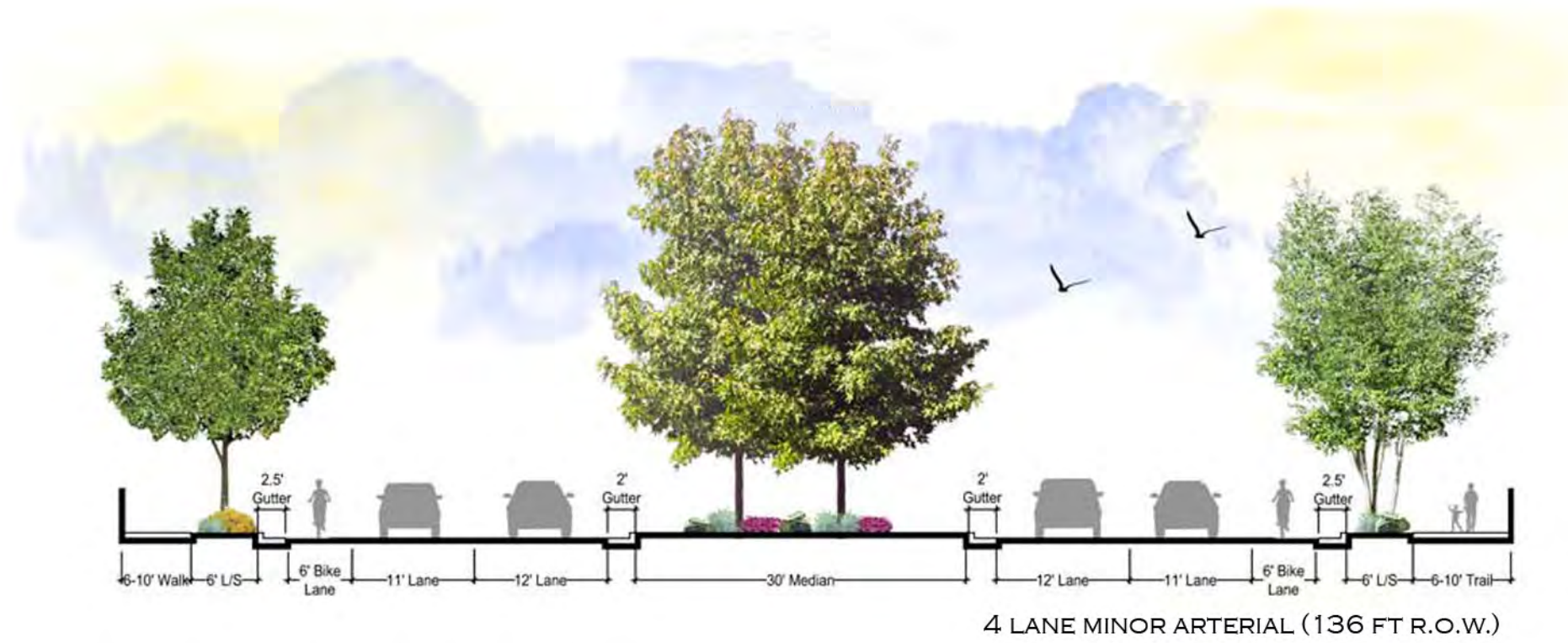


EXHIBIT 8: ROADWAYS - 4 LANE MINOR ARTERIAL,
4 LANE COLLECTOR WITH PARKING

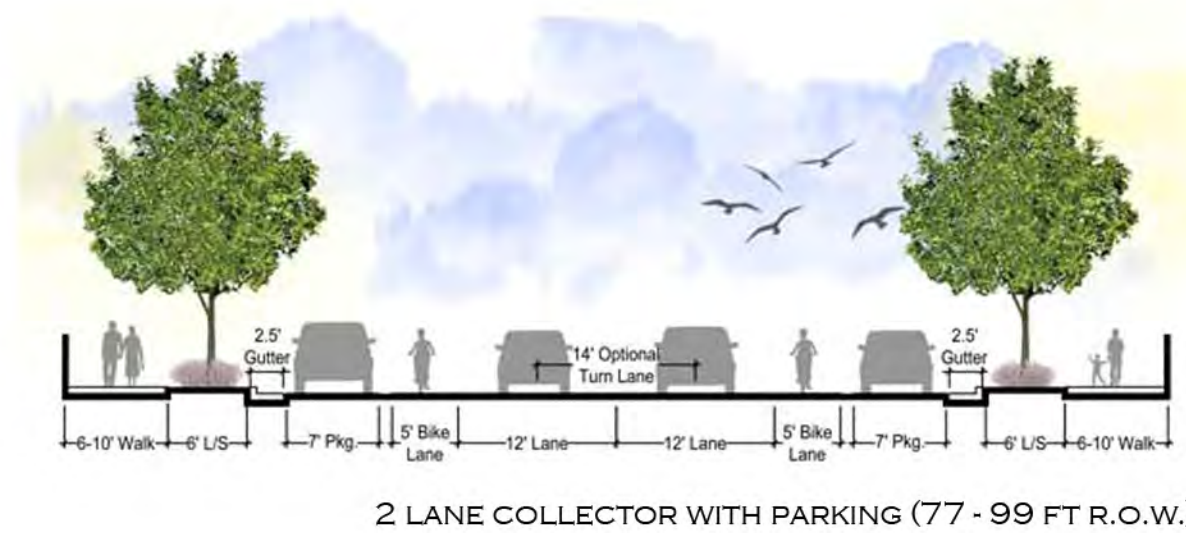
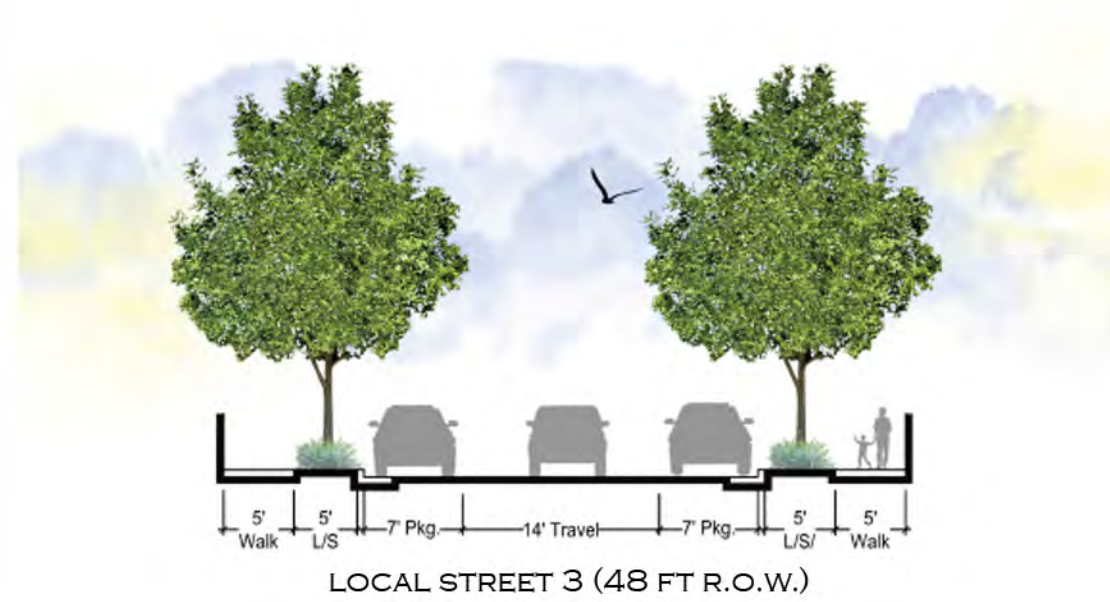
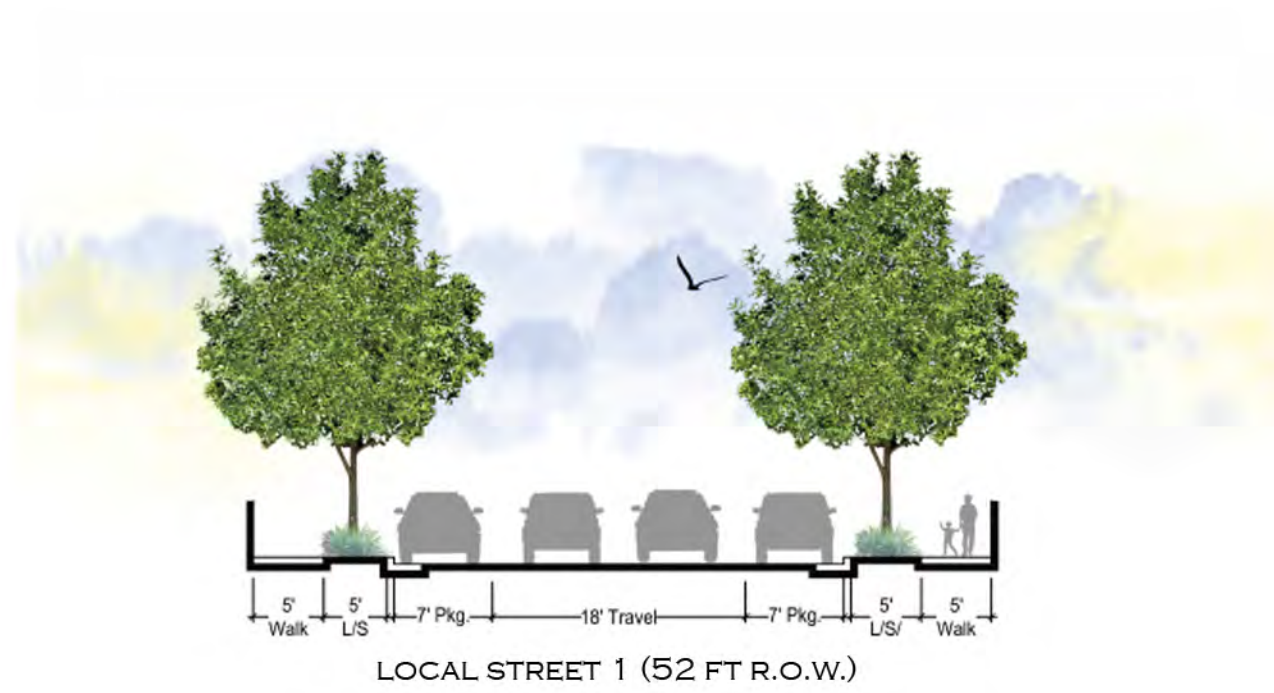
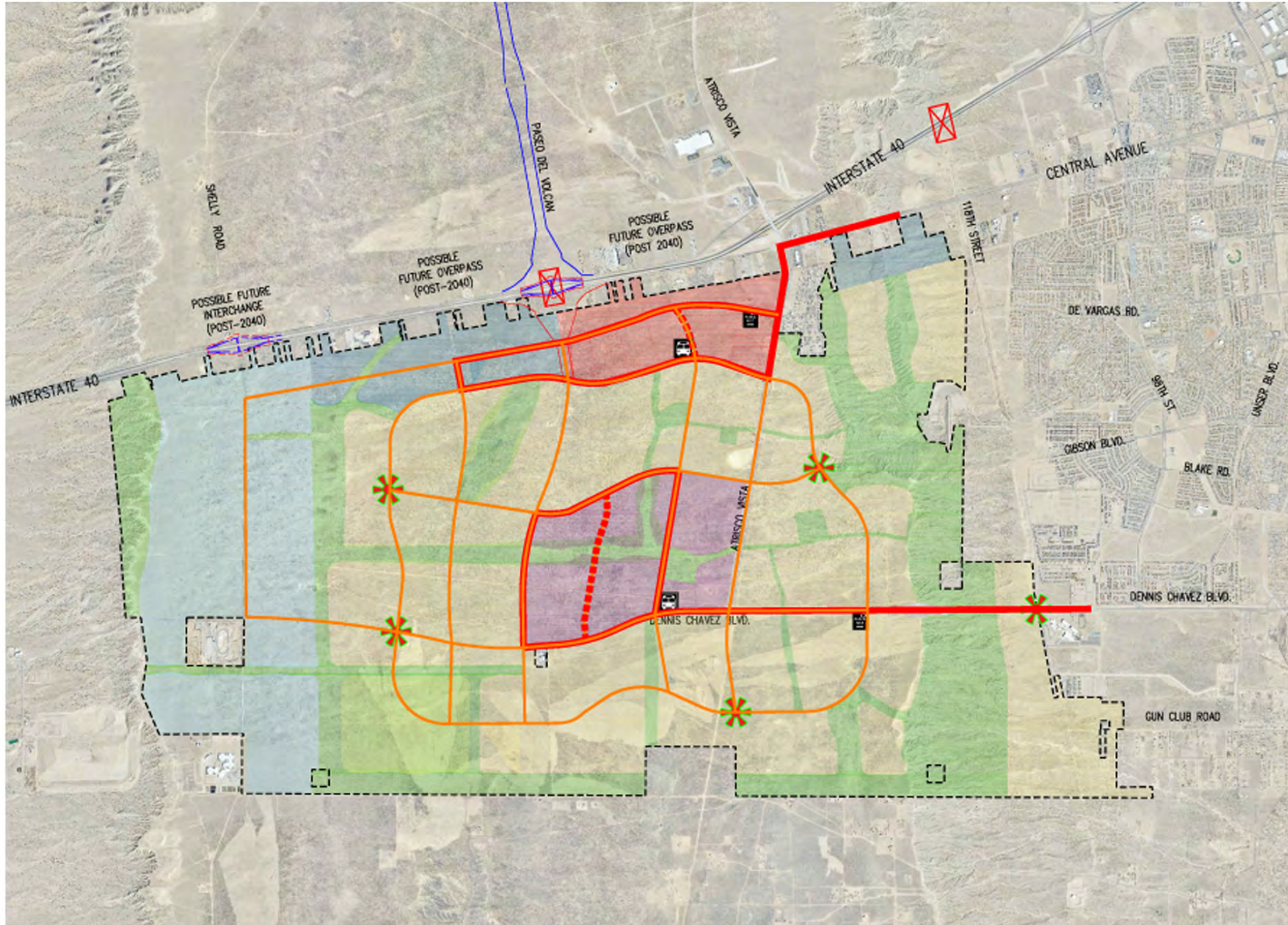


EXHIBIT 9: ROADWAYS - 4 LANE COLLECTOR WITHOUT PARKING,
2 LANE COLLECTOR W/ PARKING





LEGEND

-  Level A 2025 Boundary
-  Future Interchange
-  Village Center
-  Park and Ride
-  Transit Center
-  Possible Future Commuter / BRT / Primary Route Extension
-  Local Circulation Routes
-  Alternate / Interim commuter / BRT Route



EXHIBIT 11: TRANSIT SYSTEM,
COMBINATION LOCAL BUS
CIRCULATION AND BRT

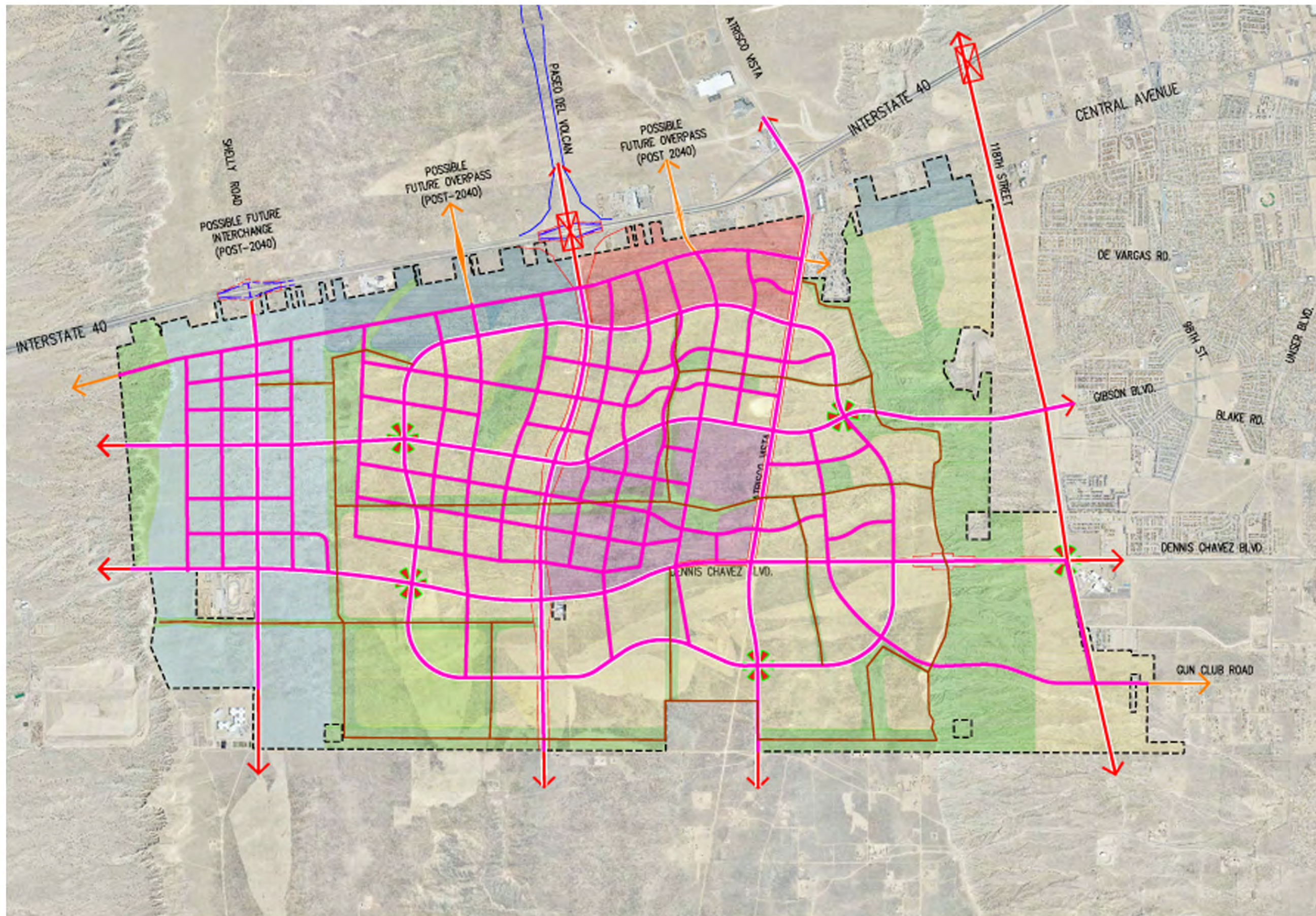
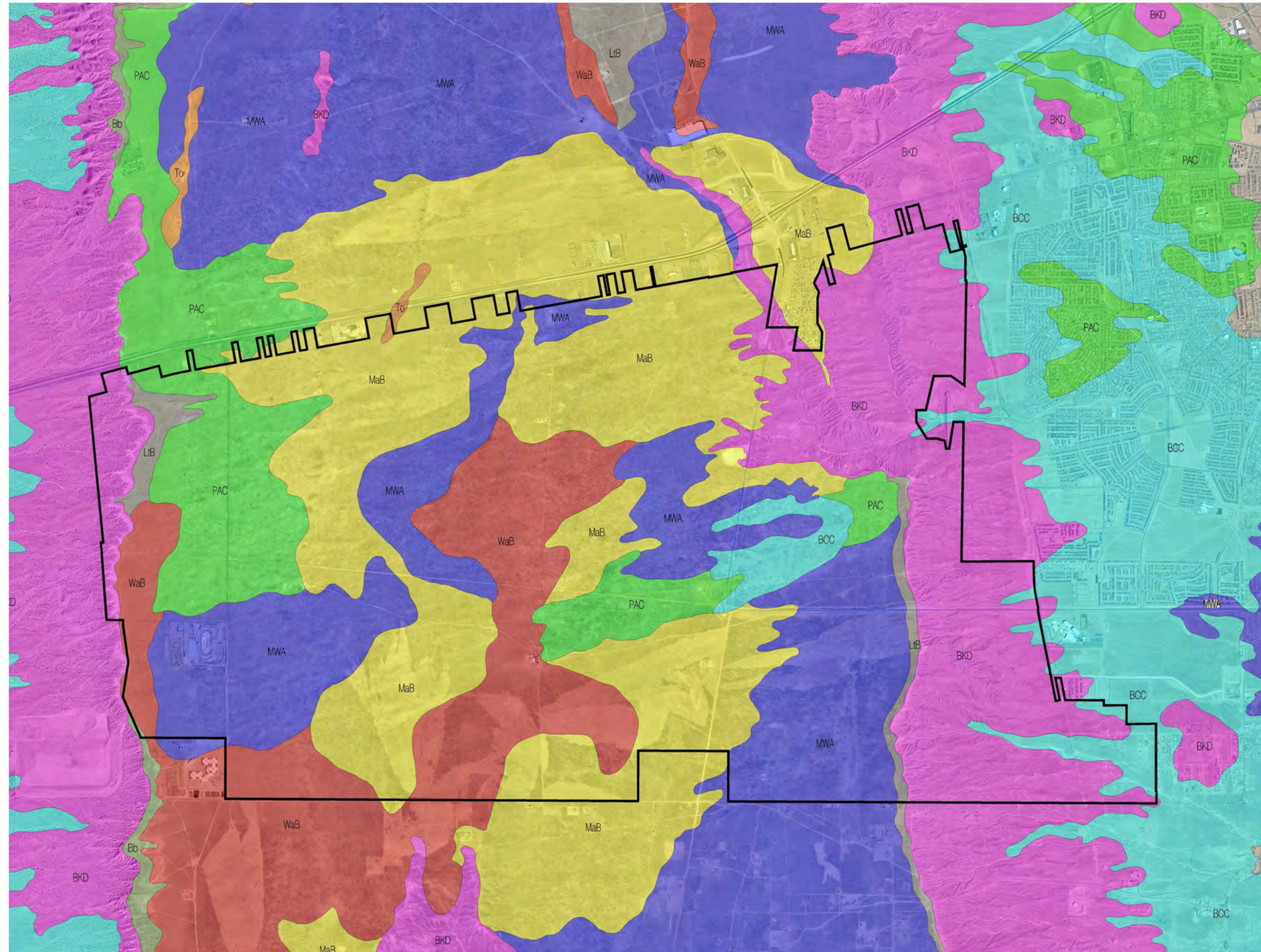


EXHIBIT 12: PEDESTRIAN AND BICYCLE CIRCULATION PLAN



LEGEND

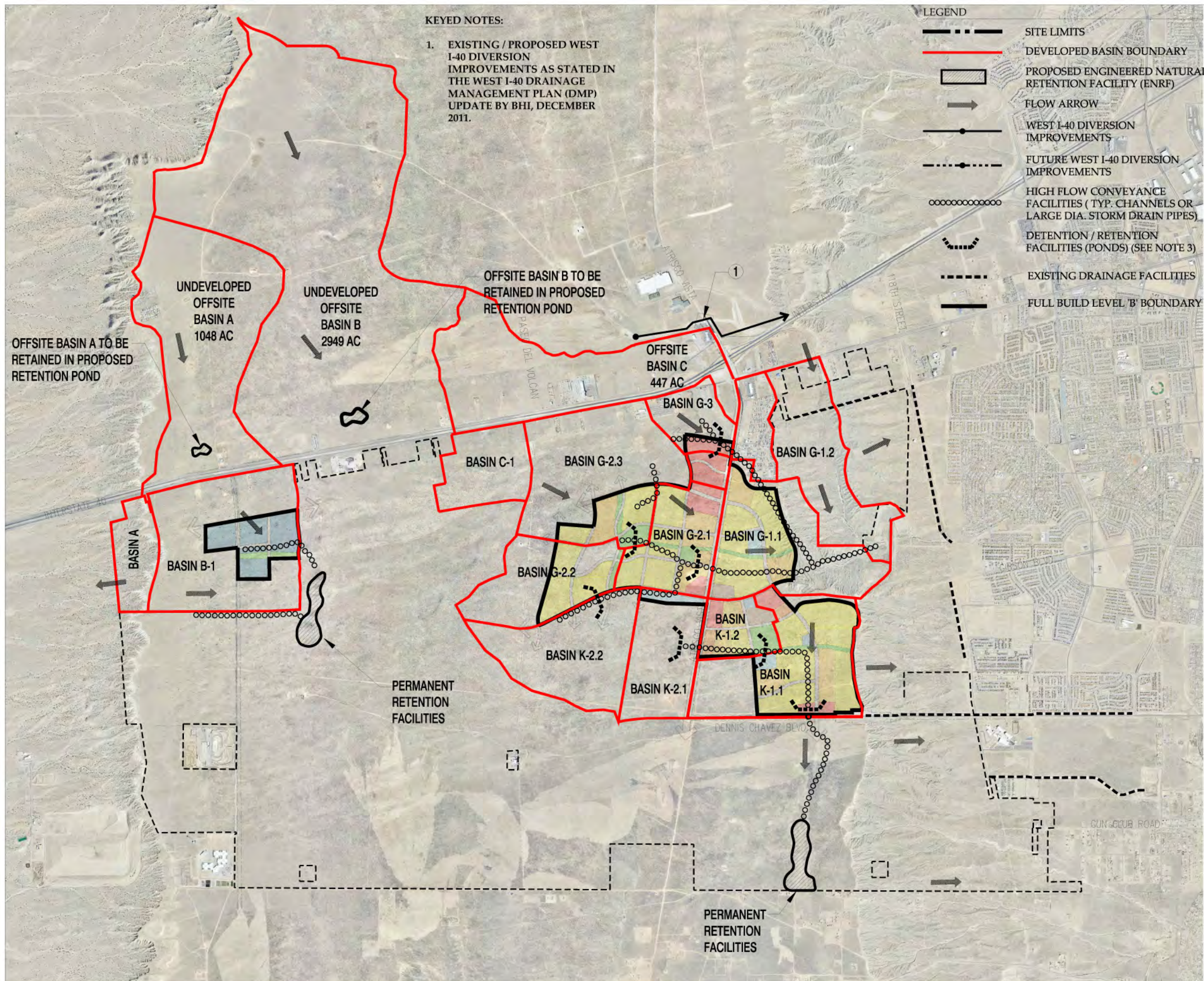
- Bb - Bluepoint fine sand, hummocky
- BCC - Bluepoint loamy fine sand, 1 to 9 percent slopes
- BKD - Bluepoint-Kokan association, hilly
- LIB - Latene sandy loam, 1 to 5 percent slopes
- MaB - Madurez loamy fine sand, 1 to 5 percent slopes
- MWA - Madurez-Wink association, gently sloping
- PAC - Pajarito loamy fine sand, 1 to 9 percent slopes
- To - Tome very fine sandy loam
- WaB - Wink fine sandy lam, 0 to 5 percent slopes

NOTES:

1. ALL SOIL TYPES LOCATED ON SANTOLINA ARE DEVELOPABLE WITH PROPER REMEDIATION.
2. SOIL SURVEY IS APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE
3. APPROXIMATE 27 SOIL BORINGS WERE CONDUCTED. NO BEDROCK NOR GROUNDWATER WAS ENCOUNTERED IN THE 20' - 60' DEEP BORINGS.
4. ALL BORINGS REVEALED PRIMARILY SANDY SOIL CONDITIONS WITH OCCASIONAL CLAY LENSES.
5. SITE SOILS ARE SUITABLE FOR STORMWATER INFILTRATION & PERCOLATION.
6. LOW R-VALUE TEST RESULTS SUGGEST SANTOLINA PAVEMENT SECTIONS MAY BE THICKER THAN COUNTY AVERAGES.



EXHIBIT 13: SOIL SURVEY

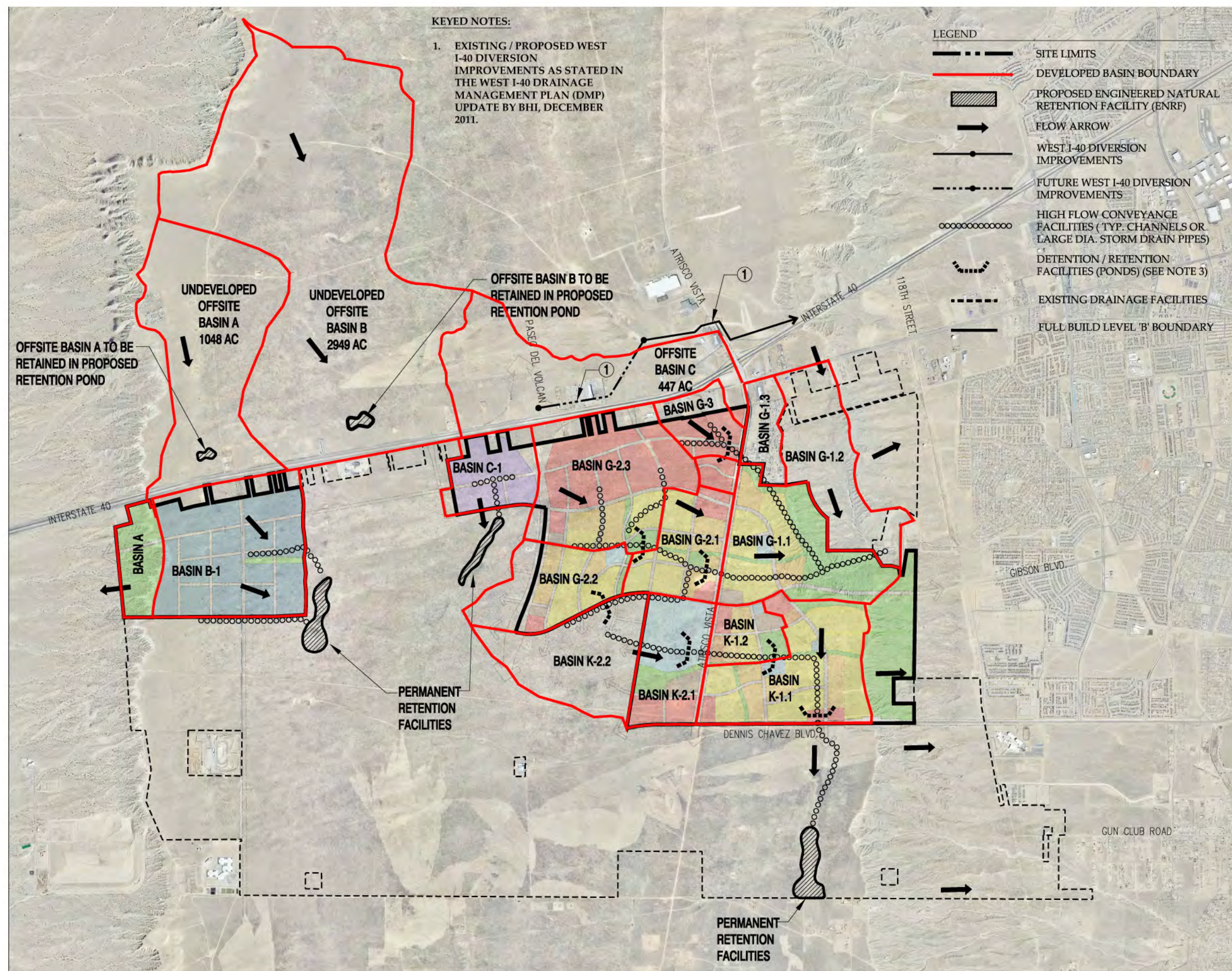


NOTES:

1. WITH DEVELOPMENT OF BASINS B, FLOW ACROSS I40 FROM OFFSITE BASINS A AND B WILL BE CUT OFF AND RETAINED UPSTREAM OF I40 (IE, WITHIN THE OFFSITE BASINS RESPECTIVELY)
2. STORMWATER FACILITIES ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE
3. THE DETENTION / RETENTION FACILITIES AND HIGH FLOW CONVEYANCE FACILITIES ARE ILLUSTRATIVE ONLY. FUTURE LEVEL "C" DESIGN REPORTS WILL REFINE THE DRAINAGE CONCEPTS FURTHER
4. CONVEYANCE FACILITIES (SUCH AS ABOVE GROUND CHANNELS) WILL BE DESIGNED AS ENGINEERED NATURAL ARROYOS WITH MULTI PURPOSE USES, WHERE PRACTICAL.



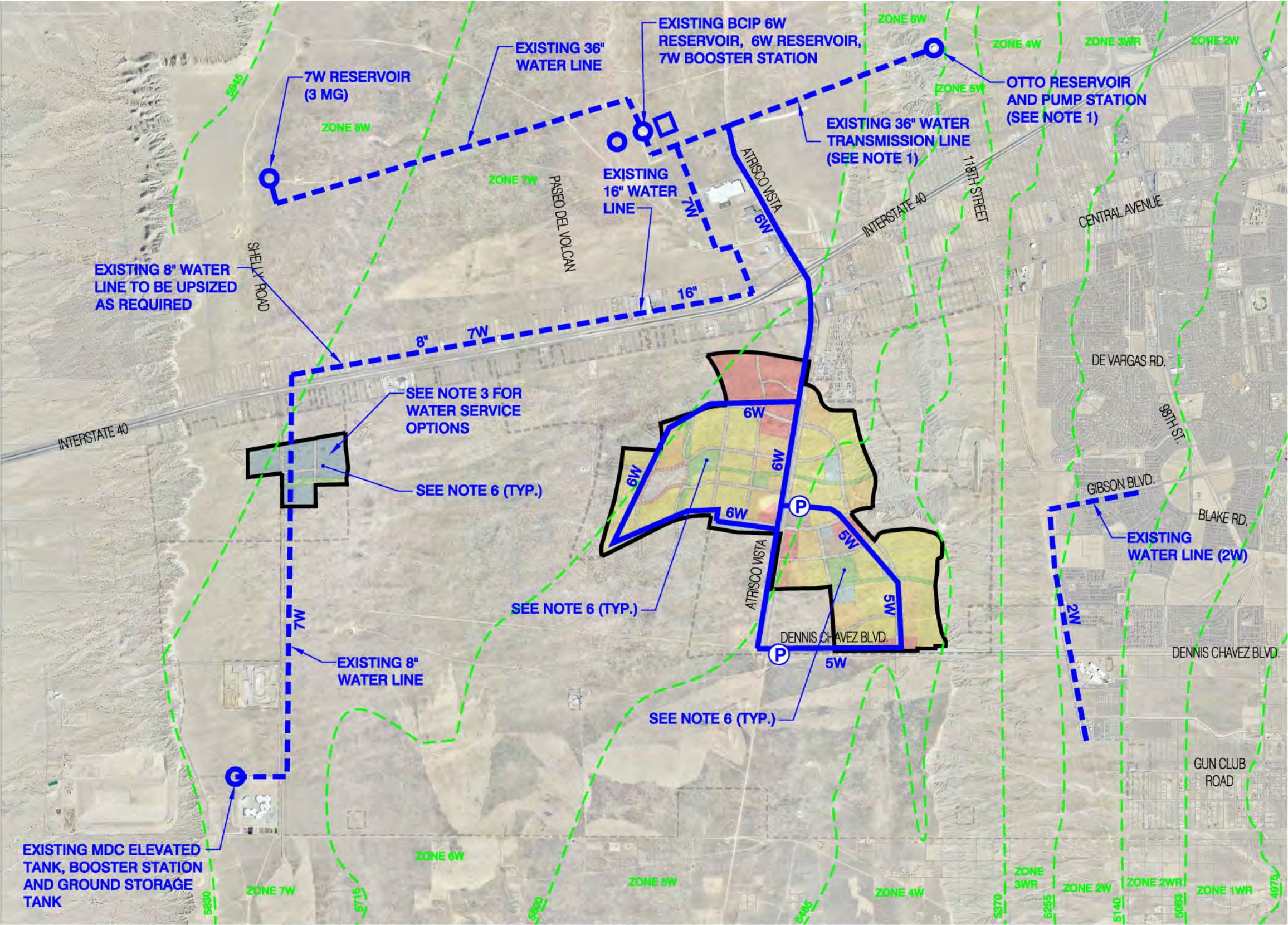
EXHIBIT 14: STORMWATER MANAGEMENT PLAN, 2025



NOTES:

1. WITH DEVELOPMENT OF BASINS B AND C, FLOW ACROSS I40 FROM OFFSITE BASINS A AND B WILL BE CUT OFF AND RETAINED UPSTREAM OF I40 (IE, WITHIN THE OFFSITE BASINS RESPECTIVELY)
2. STORMWATER FACILITIES ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE
3. THE DETENTION / RETENTION FACILITIES AND HIGH FLOW CONVEYANCE FACILITIES ARE ILLUSTRATIVE ONLY. FUTURE LEVEL "C" DESIGN REPORTS WILL REFINE THE DRAINAGE CONCEPTS FURTHER
4. CONVEYANCE FACILITIES (SUCH AS ABOVE GROUND CHANNELS) WILL BE DESIGNED AS ENGINEERED NATURAL ARROYOS WITH MULTI PURPOSE USES, WHERE PRACTICAL.

EXHIBIT 15: STORMWATER MANAGEMENT PLAN, FULL BUILDOUT



NOTES:

1. THIS PLAN CONCEPTUALLY SHOWS WATER SUPPLY FROM EXISTING WATER FACILITIES IN THE COLLEGE TRUNK (NORTH OF I-40). THE FINAL WATER SUPPLY APPROACH WILL BE SUBJECT TO AGREEMENTS WITH ABCWUA.
2. THIS PLAN IS CONCEPTUAL ONLY. FINAL WATER SYSTEM INFRASTRUCTURE, TIMING OF INFRASTRUCTURE AND CONFIGURATION SHALL BE DETERMINED BY FINAL AGREEMENTS WITH ABCWUA, APPROPRIATE LEVEL C DESIGN ANALYSIS REPORTS AND ACTUAL DESIGN EFFORTS, APPROVED BY THE WATER AUTHORITY.
3. ALL WATER LINE ALIGNMENTS ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE.
4. THE WESTERN PORTION OF THE INDUSTRIAL & ENERGY PARK LIES ABOVE WATER ZONE 7W. FINAL SERVICE CONFIGURATION SHALL BE BASED ON ACTUAL CIRCUMSTANCES AT THE TIME OF DEVELOPMENT. SERVICE OPTIONS INCLUDE INSTALLATION OF PRIVATE OR PUBLIC BOOSTER STATIONS, SITE GRADING, LAND USES WITH NO WATER USE, OR CONNECTION TO EXISTING LINE IN SHELLY ROAD.
5. INFRASTRUCTURE CAN BE PHASED TO CONFORM TO ACTUAL DEVELOPMENT.
6. LOCALIZED WATER DISTRIBUTION SYSTEM (WATER LINES, VALVES, HYDRANTS, ETC.) NOT SHOWN WILL BE INSTALLED IN ACCORDANCE WITH ABCWUA & COUNTY REQUIREMENTS. MOST STREETS WILL HOLD A WATER LINE.

LEGEND

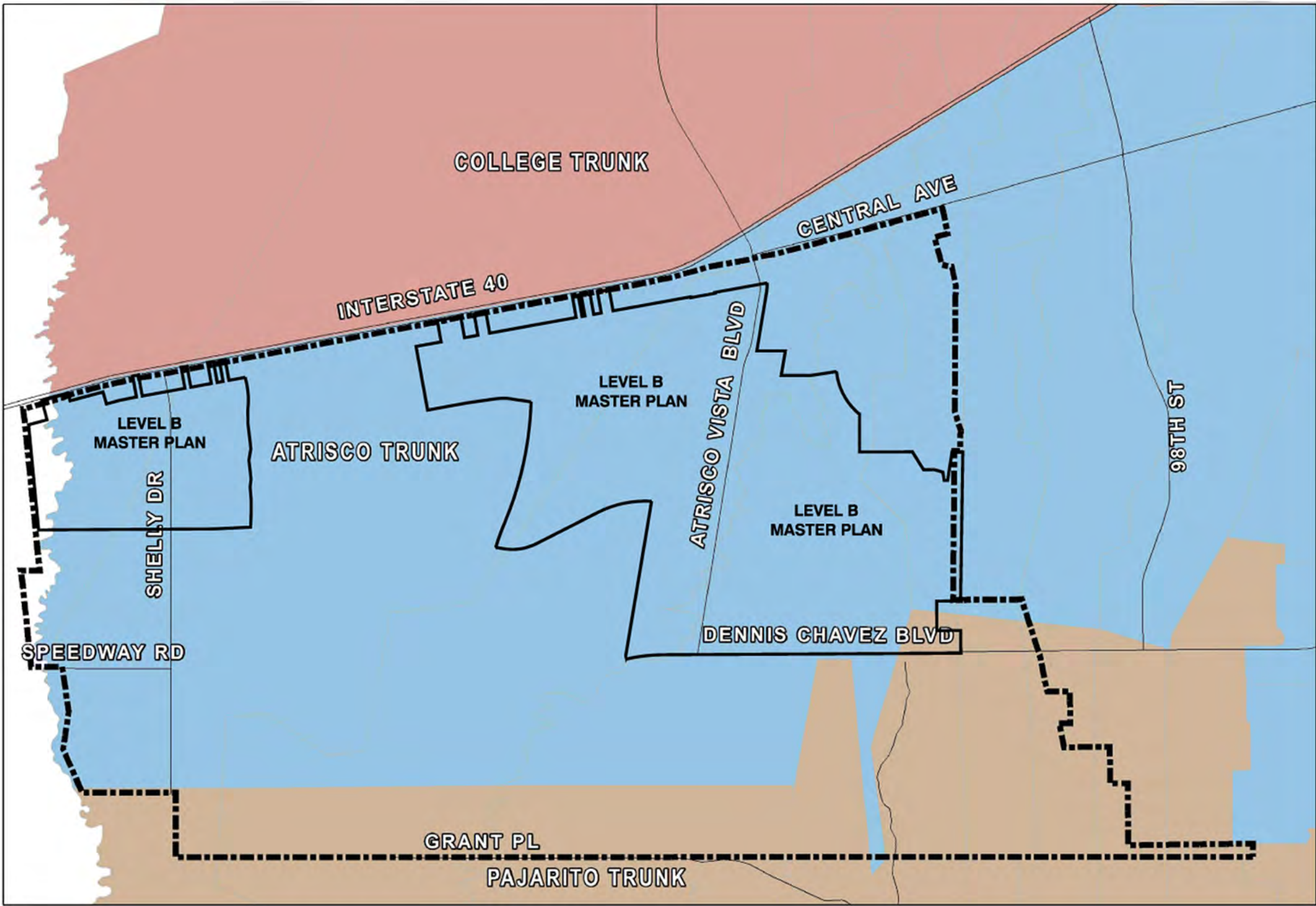
- | | | | |
|--|-------------------------|--|-------------------|
| | PRESSURE REDUCING VALVE | | FUTURE WATER LINE |
| | PROPOSED WATER LINE | | |
| | EXISTING WATER LINE | | |



EXHIBIT 16: WATER SYSTEM, 2025

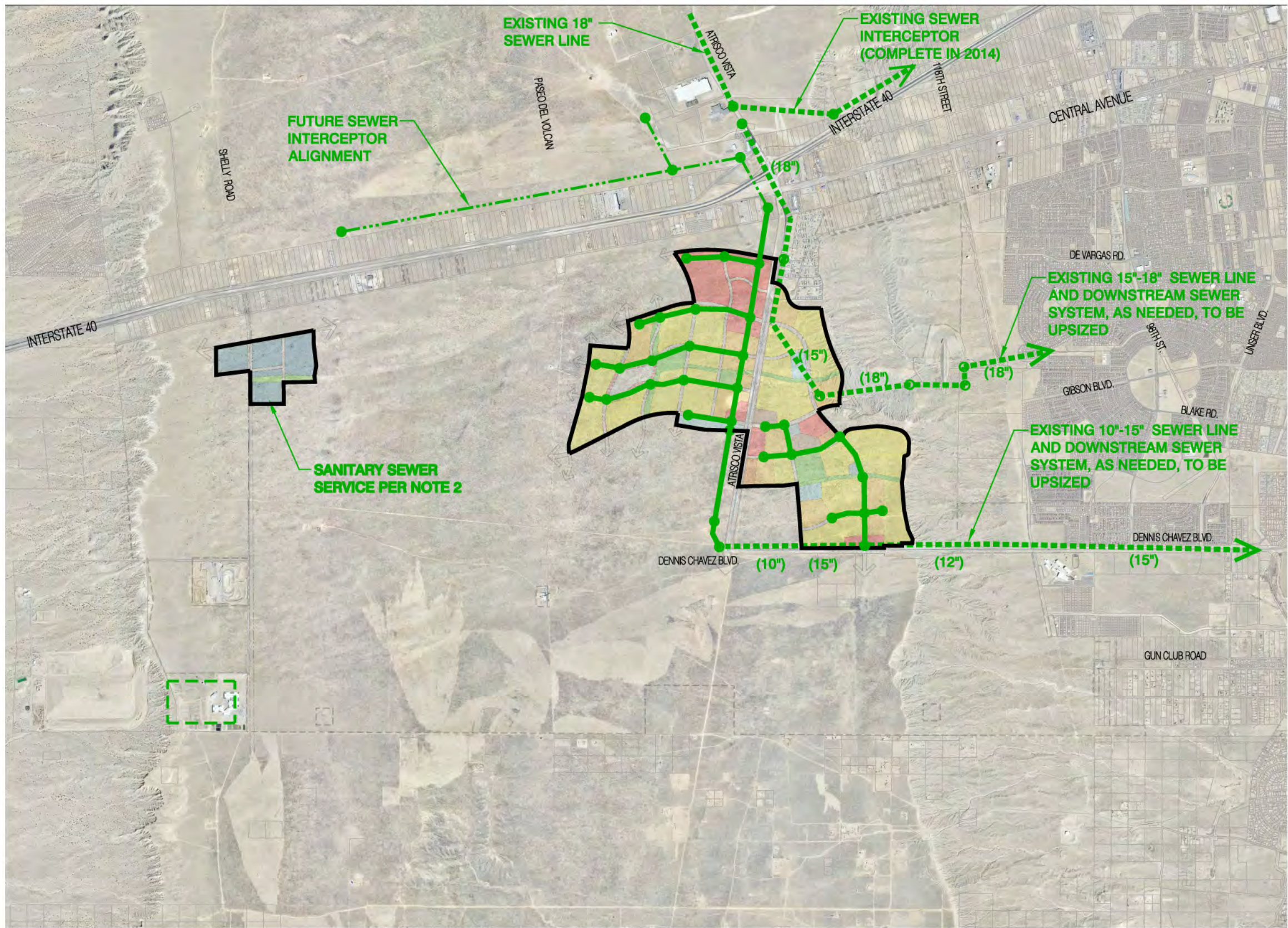
Legend

- ROADS
- TRUNK BOUNDARY
- ATRISCO
- COLLEGE
- PAJARITO
- SANTOLINA BOUNDARY



**ABCWUA WESTSIDE WATER SYSTEM
TRUNK ZONES**

EXHIBIT 18: ABCWUA WESTSIDE
WATER SYSTEM TRUNK ZONES



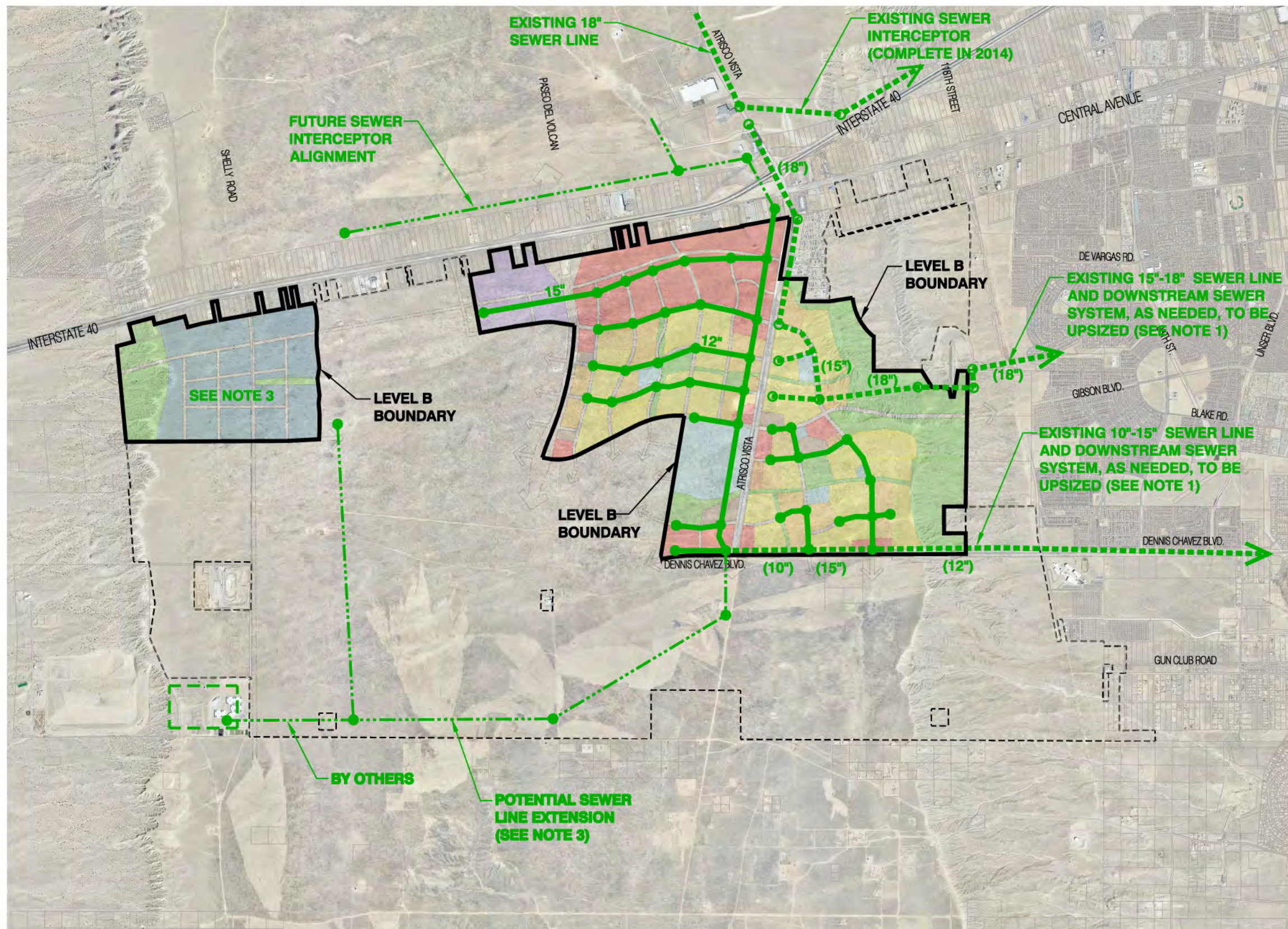
- NOTES:**
1. THIS PLAN IS CONCEPTUAL ONLY. FINAL SEWER SYSTEM INFRASTRUCTURE, TIMING OF INFRASTRUCTURE AND CONFIGURATION SHALL BE DETERMINED BY FINAL AGREEMENTS WITH ABCWUA, APPROPRIATE LEVEL C DESIGN ANALYSIS REPORTS AND ACTUAL DESIGN EFFORTS, APPROVED BY THE WATER AUTHORITY.
 2. ALL SEWER LINE ALIGNMENTS AND SIZES ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE.
 3. PRIOR TO EXTENSION OF PUBLIC SEWER LINES, THE INDUSTRIAL & ENERGY PARK SHALL BE SERVED BASED ON PERTINENT CIRCUMSTANCES AT THE TIME OF ACTUAL DEVELOPMENT. SERVICE OPTIONS INCLUDE:
 (A) TEMPORARY PUMPING TO EXISTING SYSTEMS TO THE EAST (IN BUSINESS PARK)
 (B) ONSITE TREATMENT & DISPOSAL SYSTEMS.
 SEE ALSO NOTE 1.
 4. LOCALIZED SANITARY SEWER DISTRIBUTION SYSTEM (SANITARY LINES, MANHOLES, ETC.) NOT SHOWN WILL BE INSTALLED IN ACCORDANCE WITH ABCWUA & COUNTY REQUIREMENTS. MOST STREETS WILL HOLD A SEWER LINE.

LEGEND

	PROPOSED SEWER LINE
	EXISTING SEWER LINE & SIZE ()
	FUTURE SEWER LINE



EXHIBIT 19: SANITARY SEWER 2025



NOTES:

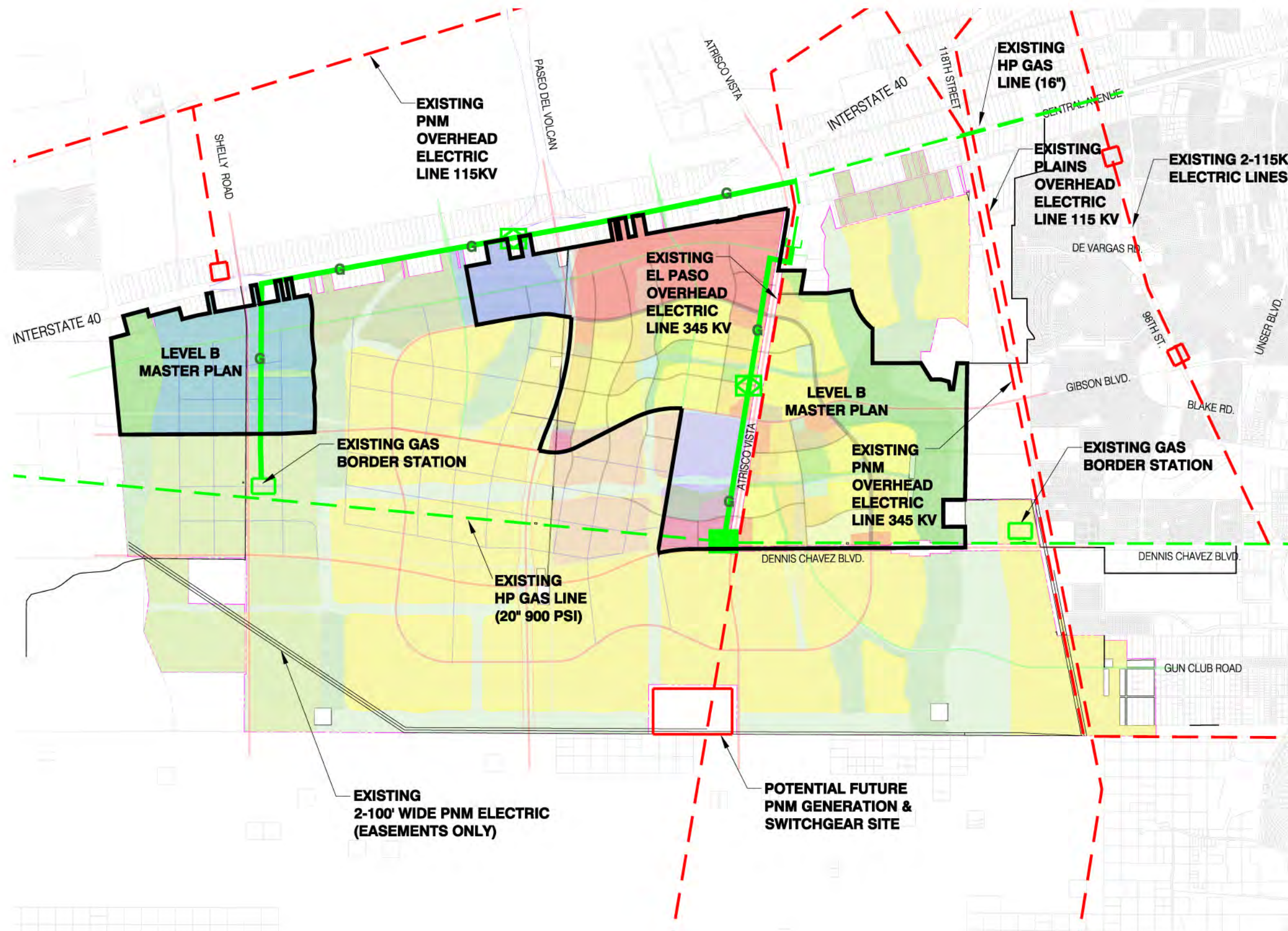
1. THIS PLAN IS CONCEPTUAL ONLY. FINAL SEWER SYSTEM INFRASTRUCTURE, TIMING OF INFRASTRUCTURE AND CONFIGURATION SHALL BE DETERMINED BY FINAL AGREEMENTS WITH ABCWUA, APPROPRIATE LEVEL C DESIGN ANALYSIS REPORTS AND ACTUAL DESIGN EFFORTS, APPROVED BY THE WATER AUTHORITY.
2. ALL SEWER LINE ALIGNMENTS AND SIZES ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE.
3. PRIOR TO EXTENSION OF PUBLIC SEWER LINES, THE INDUSTRIAL & ENERGY PARK SHALL BE SERVED BASED ON PERTINENT CIRCUMSTANCES AT THE TIME OF ACTUAL DEVELOPMENT. SERVICE OPTIONS INCLUDE:
 (A) CONSTRUCTION OF POTENTIAL SEWER INTERCEPTOR (NEAR SOUTH & WEST BOUNDARY)
 (B) TEMPORARY PUMPING TO EXISTING SYSTEMS TO THE EAST (IN BUSINESS PARK)
 (C) ONSITE TREATMENT & DISPOSAL SYSTEMS.
 SEE ALSO NOTE 1.
4. LOCALIZED SANITARY SEWER DISTRIBUTION SYSTEM (SANITARY LINES, MANHOLES, ETC.) NOT SHOWN WILL BE INSTALLED IN ACCORDANCE WITH ABCWUA & COUNTY REQUIREMENTS. MOST STREETS WILL HOLD A SEWER LINE.

LEGEND

- PROPOSED SEWER LINE
- - - EXISTING SEWER LINE & SIZE ()
- · - · - FUTURE POTENTIAL SEWER LINE



EXHIBIT 20: SANITARY SEWER
FULL BUILD



NOTES:

1. WITH DEVELOPMENT OF THE MASTER PLAN AREA, ADDITIONAL UTILITY FACILITIES WILL BE REQUIRED AND PLANNED
2. EXISTING DRY UTILITIES FACILITIES ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE
3. ONLY A SCHEMATIC FUTURE GAS SYSTEM IS PROVIDED AT THIS TIME. AN ELECTRIC SYSTEM SCHEMATIC WILL BE PROVIDED WITH FUTURE LEVEL 'B'; MASTER PLANS.

LEGEND

- 8-12" GAS LINE
- EXISTING SUBSTATION
- EXISTING ELECTRIC TRANSMISSION LINE
- EXISTING GAS LINE
- GAS BORDER STATION
- ◻ GAS REGULATOR STATION



EXHIBIT 21: DRY UTILITIES

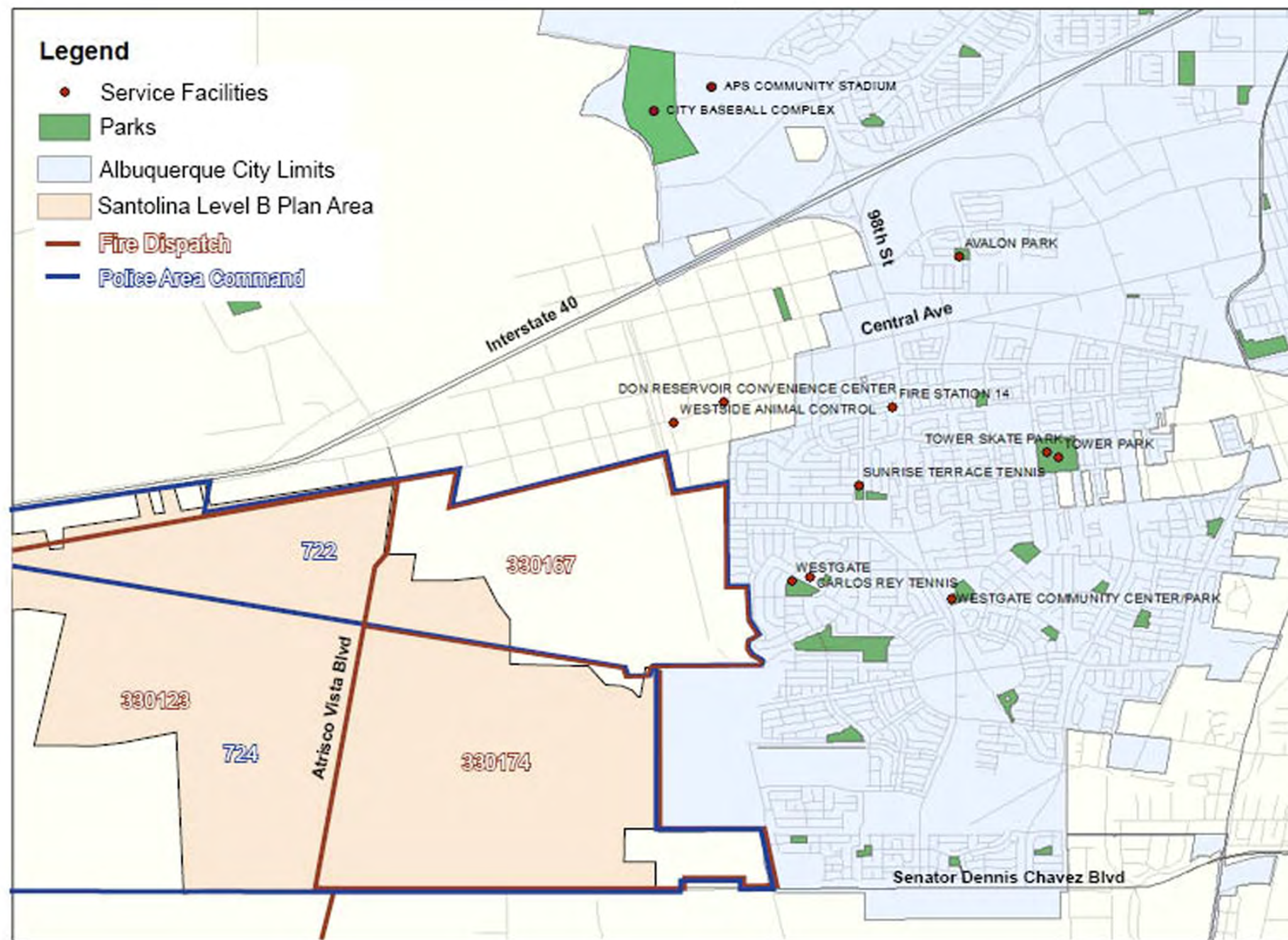


EXHIBIT 22: SERVICE FACILITIES & DISPATCH BOUNDARIES

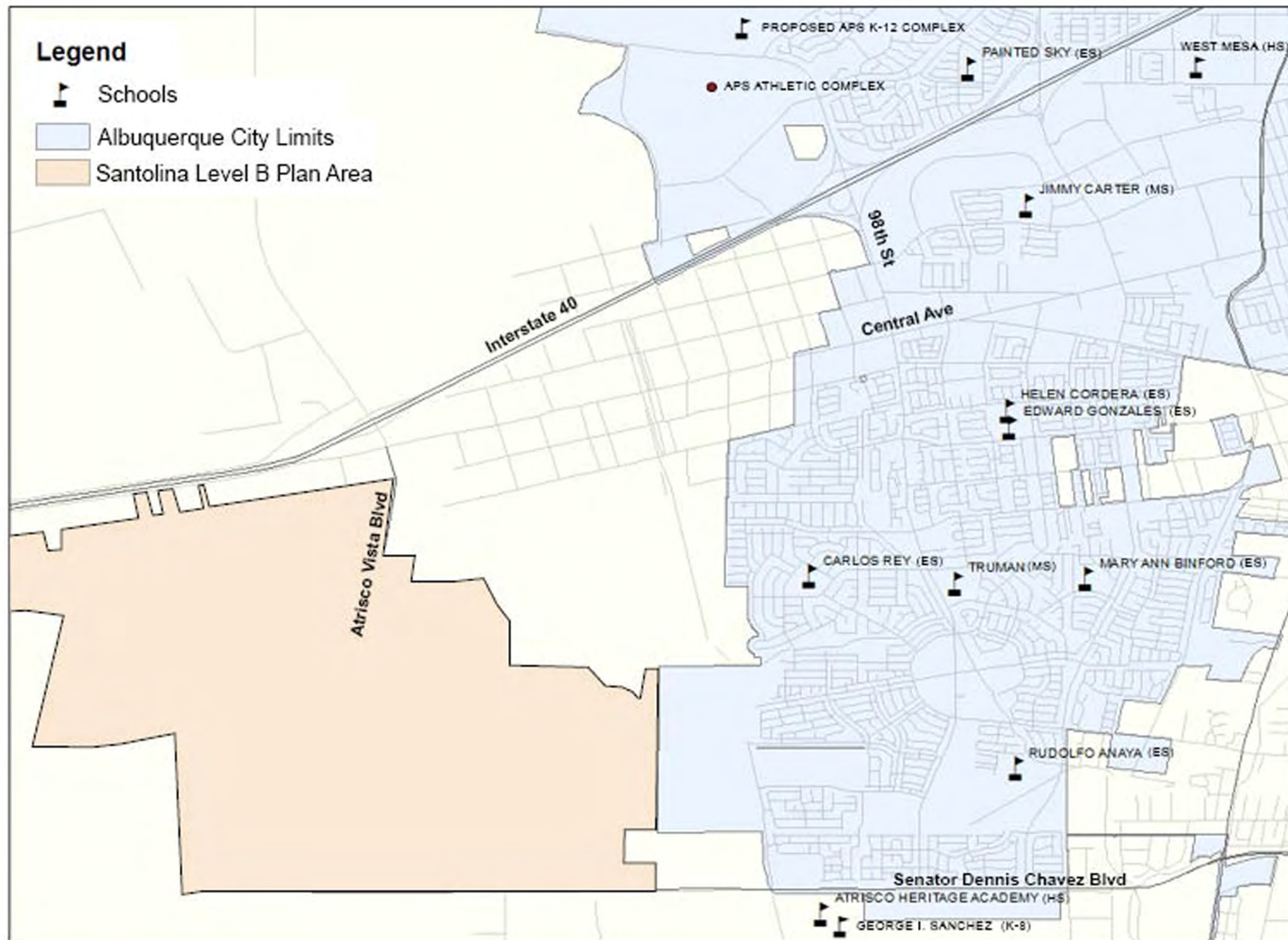


EXHIBIT 23: PUBLIC SCHOOL LOCATIONS